

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT****Case 62-R-05****August 17, 2005**

Applicant	City of Fort Lauderdale / Fire Station 47	
Request	Site Plan Level IV / Public Purpose Use	
General Location	Southeast corner of SW 27 th Avenue (Riverland Road) and SW 10 th Street	
Legal Description	That part of the S.E. ¼ of Section 8, Township 50 South, Range 42 East, Broward County, Florida.	
Property Size	22,544 SF / 0.52 Acres	
Zoning	Community Facility – House of Worship/School (CF-HS)	
Existing Use	Fire Station	
Future Land Use Designation	Community Facility	
Comprehensive Plan Consistency	Consistent with the permitted uses in the Future Land Use Element – Community Facilities	
Other Required Approvals	City Commission / By Ordinance	
Applicable ULDR Sections	47-18.26 Public Purpose Use	
Setbacks/Yards	Required	Proposed
Front (w)	25'	13'-2" *
Rear (e)	20'	46'-9"
Side (s)	20'	7'-8" *
Corner (n)	25'	20'-9" *
Lot Density	N/A	N/A
Lot Size	N/A	22,544 SF
Lot Width	N/A	150'
Building Height	35' Max	29'-4"
Structure Length	N/A	approx. 122'
Floor Area	N/A	15,242 SF
VUA Landscaping	1,598 SF	2,018 SF
Landscaping Lot Coverage	N/A	4,363 SF
Open Space	N/A	N/A
Parking	43	17 *
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Recommend approval or denial to City Commission	
Project Planner	Name and Title	Initials
Authorized By	Ella Parker, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
Approved By	Marc LaFerrier, AICP, Planning and Zoning Director	

*Applicant is requesting relief from zoning regulation as per ULDR Sec. 47-18.26, Public Purpose Use.

Request:

The applicant is requesting to construct a fire station on a parcel of land zoned CF-HS, through the Public Purpose Use provisions of ULDR Sec. 47-18.26. Public Purpose Use requires review and approval as a site plan level IV.

Property/Project Description:

The subject site is located at the southeast corner of Riverland Road and SW 10th Street, adjacent to Riverland Elementary School. The applicant, The City of Fort Lauderdale Engineering Division, is proposing to demolish the existing Fire Station 47 and replace it with a new facility. The subject site is zoned CF-HS. This zoning district does not list fire facilities as a permitted use. The applicant has indicated that the existing fire station is too small to accommodate a state of the art fire facility, and is therefore seeking approval through the Public Purpose Use provisions of ULDR Sec. 47-18.26. The applicant is requesting relief from the side, front, and corner yard setback requirements, parking requirement and a landscape requirement.

Public Purpose Use:

The applicant is unable to comply with the following sections of the ULDR:

- Sec 47-8.13, CF-HS -List of Permitted and Conditional Uses.
- Sec 47-8.30, CF-HS -Dimensional Requirements.
- Sec 47-20.2, Parking and Loading Zone Requirements.
- Sec 47-21.9.A.2.a Landscape Requirements for Vehicular Use Areas.

Fire facilities are not listed as a permitted use in the list of permitted uses for the CF-HS zoning category. Consequently, the applicant seeks relief from this provision of the code in order to allow the fire station use. The proposed fire station does not comply with the front, corner and side yard setbacks of the CF-HS district. The following table depicts the required vs. proposed setbacks:

Setback	Required	Proposed
Front, west	25'	13'-2" (11'-10" reduction)
Corner, north	25'	20'-9" (4'-3" reduction)
Side, south	20'	7'-8" (12'-4" reduction)
Rear, east	20'	46'-9"

The parking requirement for government administration and services is one parking space for every 250 square feet of floor area. The proposed building contains 10,677 square feet of floor area (excluding vehicular space) and requires a total of forty-three (43) parking spaces. The applicant is seeking a waiver from providing the required number of spaces and is proposing to provide a total of seventeen (17) parking spaces. The applicant has indicated that two of those spaces will be reserved for visitors and that the proposed parking spaces will adequately service the station's needs.

Lastly, the applicant is requesting relief from the perimeter landscape area requirement for vehicular use areas from the required minimum depth of 5' to a proposed depth of 3'6" of landscape area.

Comprehensive Plan Consistency:

Community Facility Land Use permits police and fire services.

Staff Determination:

The applicant has provided a narrative, attached as **Exhibit 1**, describing how this project complies with the requirements of Sec 47-18.26, Public Purpose Use. Staff concurs with the applicant's assessment.

Should the Board approve the proposed development, the following conditions are recommended:

1. A Construction Debris Mitigation Plan shall be submitted prior to application for a building permit, to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Plat Approval.
5. Final DRC approval.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for public purpose use and recommends approval, the recommendation shall be forwarded to the City Commission for consideration.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for public purpose use, the Board shall deny the application and the procedures for appeal to the City Commission as provided in Section 47-26B, Appeals shall apply.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant